

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 11818 of Lewis A. Johnson, pursuant to Sub-section 8207.11 of the Zoning Regulations for a variance from the use provision of the R-4 District to permit the continued use of a contractor's office at the premises 1100 Irving Street, N.W., Lot 81, Square 2850.

HEARING DATE: February 19, 1975

DECISION DATE: December 21, 1976 (Executive Session)

FINDING OF FACTS:

1. The premises is a two-story and basement brick residence in a R-4 District.
2. Applicant has maintained an office on the subject premises since 1932 as evidenced by affidavits in the record.
3. A Certificate of Occupancy has never been issued for this building.
4. The Board approved the amendment of the application wherein applicant now seeks a special exception under Sub-section 8207.2 of the Zoning Regulations for approval of the continuation of a non-conforming use (7102.1)

CONCLUSIONS OF LAW:

Based on the record the Board concludes that applicant has established the existence of a non-conforming use prior to May 12, 1958, the effective date of the Zoning Regulations and that it may be continued, Accordingly, it is ORDERED that the application, as amended, is GRANTED.

VOTE: 3-0 (William S. Harps, William F. McIntosh and Samuel Scrivener, Jr., by proxy)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Arthur B. Hutton

FINAL DATE OF ORDER: 1-17-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.